

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2018

A RESOLUTION CONDITIONALLY APPROVING A
PRELIMINARY PARCEL MAP TO MERGE FIVE LOTS INTO
ONE 3.4-ACRE LOT AT 460 NORTH SHORELINE BOULEVARD

WHEREAS, an application was received from MidPen Housing for a Preliminary Parcel Map to merge five lots into one 3.4-acre lot as more particularly described in Attachment A, attached hereto; and

WHEREAS, the Environmental Planning Commission held a public hearing on December 6, 2017 for a Preliminary Parcel Map and recommended approval to the City Council subject to the attached conditions; and

WHEREAS, The City Council held a public hearing on January 30, 2018, 2018 on said application and received and considered all evidence presented at said hearing, including resolutions and project materials from the Environmental Planning Commission and City Council report and materials having given notice as required by Chapter 36 of the Mountain View City Code; and

WHEREAS, the Preliminary Parcel Map would not be detrimental to the public interest, health, safety, convenience, or welfare of the community because the project would be consistent with the policies included in the General Plan, and the Preliminary Map facilitates the construction of a multiple-family residential development and removes lot lines where the existing buildings cross lot lines that can be fully served by the physical infrastructure and services provided within the City of Mountain View; and

WHEREAS, the Preliminary Parcel Map is in compliance with the provisions of the California Environmental Quality Act (CEQA) because an Initial Study/Negative Declaration was prepared for the project and was circulated for the required 20-day public comment period, which ended on September 21, 2017. Staff received two comment letters and comments were incorporated into the Negative Declaration. The analysis determined that the project would not result in significant environmental impacts;

NOW, THEREFORE, BE IT RESOLVED, that the City Council approved a Preliminary Parcel Map subject to the required findings, pursuant to the Subdivision Map Act and the following required findings:

1. That pursuant to Section 66473.5 and Subsections (a) and (b) of Section 66474 of the Government Code, and Section 28.8 of the Mountain View City Code, the City Council hereby finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan Land Use Designation of the 460 Shoreline Boulevard Precise Plan of the City, including all required elements therein applicable to said property.

2. That the Preliminary Parcel Map is in compliance with the provisions of the California Environmental Quality Act (CEQA) with the approval of the Initial Study/Negative Declaration;

3. That the Preliminary Parcel Map is recommended for approval subject to the subdivider's compliance with all of the Conditions of Approval as more particularly described in Attachment A, attached hereto.

PB/7/RESO
815-01-23-18r-E-2

Exhibits: A. Subdivision Conditions
B. Preliminary Parcel Map

SUBDIVISION CONDITIONS
APPLICATION NO.: PL-2017-051
460 NORTH SHORELINE BOULEVARD

1. **MAP SUBMITTAL:** File a parcel map for approval and recordation in accordance with the City Code and the California Subdivision Map Act prior to the issuance of any building permit for the property within the subdivision. All existing and proposed easements are to be shown on the map. Submit two black-line copies of the map to the Public Works Department for review together with all items on the Map Checklist concurrent with the Off-Site Improvement Plans.
2. **MAP DOCUMENTS:** Submit a subdivision guarantee, County Tax Collector's letter regarding unpaid taxes or assessments, and subdivision security if there are unpaid taxes or special assessments prior to the approval and recordation of the map.
3. **SOILS REPORT:** Soils and geotechnical reports prepared for the subdivision shall be indicated on the parcel map. Submit a copy of the report with the parcel map.
 - a. As required by the State Seismic Hazards Mapping Act, a project site-specific geotechnical investigation shall be conducted by a registered soils/geologist identifying any seismic hazards and recommending mitigation measures to be taken by the project. The applicant, through its registered soils engineer/geologist, shall certify the project complies with the requirements of the State Seismic Hazards Mapping Act. Indicate the location (page number) within the geotechnical report of where this certification is located or provide a separate letter stating such.
4. **PARCEL MAP APPROVAL:** When all subdivision-related materials and agreements have been completed, the original parcel map shall be signed and notarized by the owners and engineer/surveyors and submitted to the Public Works Department. The City will sign the map and provide a Xerox Mylar copy. The applicant's title company shall have the County Recorder's Office record the original and endorse the Xerox Mylar copy. The endorsed Xerox Mylar copy and PDF shall be returned to the Public Works Department within one week after recording the map.
5. **MAP PLAN CHECK FEE:** Prior to issuance of any building permits and prior to approval of the parcel map as applicable, the applicant shall pay the map plan check fee in accordance with Section 28.27.b and 28.19.b of the City Code per the rates in effect at time of payment.

An initial map plan check fee based on the Public Works fee schedule shall be paid at the time of initial map plan check submittal.
6. **SUBDIVISION FEES:** Pay all subdivision fees due in accordance with the rates in effect at the time of payment prior to the approval of the parcel map.
7. **WATER AND SEWER CAPACITY CHARGES:** The water and sewer capacity charges for residential connections are based on the number and type of dwelling units. There are separate charges for different types of residential categories so that the capacity charges reasonably reflect the estimated demand of each type of connection. Credit is given for the demand of the improvements that previously existed on the site. Fees need to be paid per the Public Works Fee Schedule prior to Public Works approving the parcel map.
8. **PUBLIC IMPROVEMENTS:** Install or reconstruct standard public improvements that are required for the subdivision and as required by Chapters 27 and 28 of the City Code. These improvements along the project frontages of North Shoreline Boulevard include, but are not limited to, removal and replacement of sidewalk, curb,

gutter, and driveways, along with abandoning existing and installing new utility services.

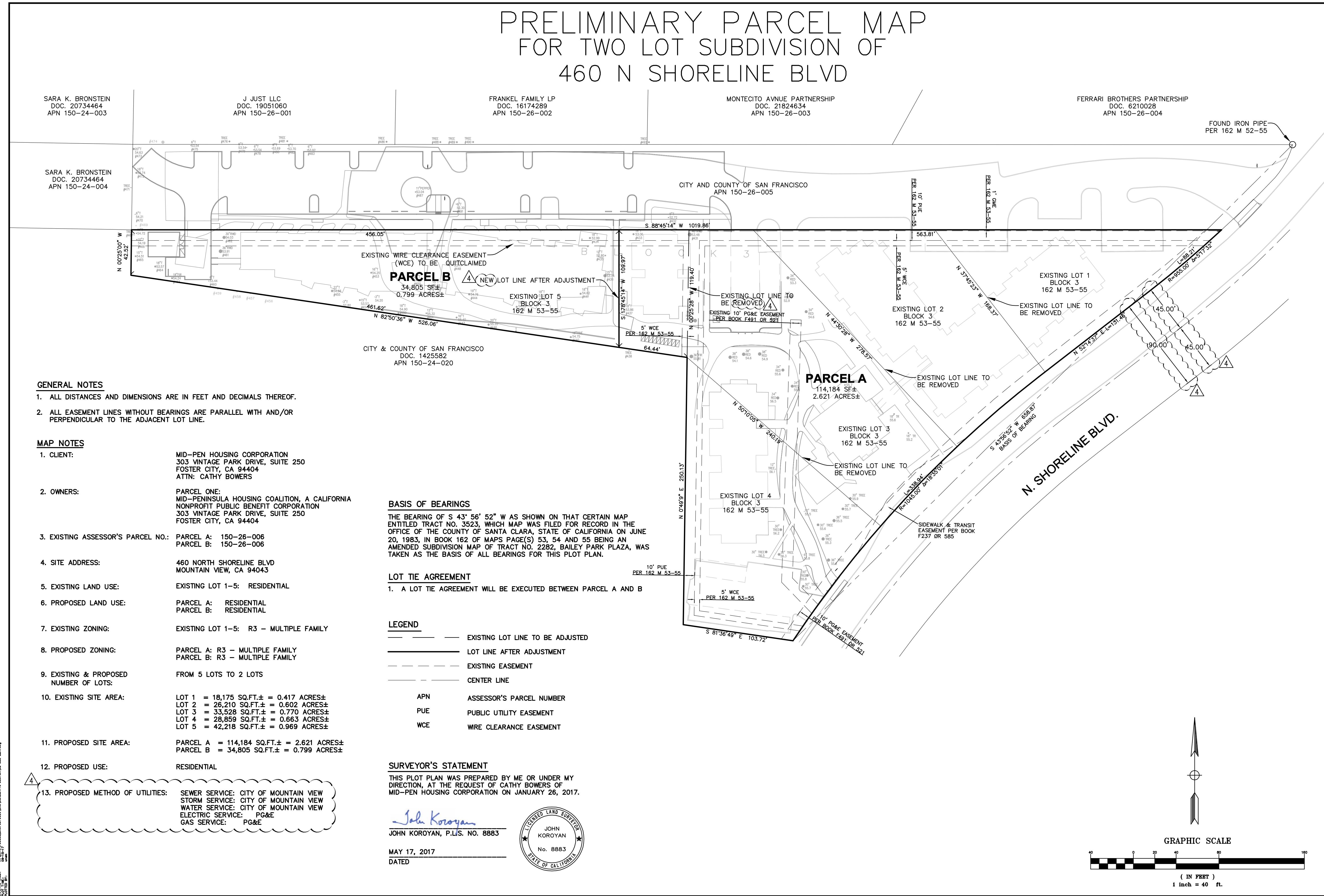
- a. **IMPROVEMENT AGREEMENT:** The property owner must sign a Public Works Department improvement agreement for the installation of the public improvements prior to the approval of the parcel map. Sign a Public Works Department faithful performance bond (100 percent) and materials/labor bond (100 percent) or provide a letter of credit (150 percent) or cash security (100 percent) securing the installation and warranty of the off-site and on-site common improvements in a form approved by the City Attorney's Office. The surety (bond company) must be listed as an acceptable surety on the most current Department of the Treasury's Listing of Approved Sureties on Federal Bonds, Department Circular 570. This list of approved sureties is available through the Internet at: www.fiscal.treasury.gov/fsreports/ref/suretyBnd/c570_a-z.htm. The bond amount must be below the underwriting limitation amount listed on the Department of the Treasury's Listing of Approved Sureties. The surety must be licensed to do business in California. Guidelines for security are available at the Public Works Department. Any changes to the standard agreement will require an additional one- to three-week processing time with the City Attorney's Office.
 - b. **INSURANCE:** Provide a certificate of insurance and endorsement naming the City an additional insured from the entity that will sign the improvement agreement prior to the approval of the parcel map. The insurance coverage amounts are a minimum of Two Million Dollars (\$2,000,000) Commercial General Liability, Automobile Liability, and Workers' Compensation. The insurance requirements are available from the Public Works Department.
9. **PUBLIC AND COMMON IMPROVEMENTS:** Install or reconstruct standard public and private improvements that are required for the subdivision and as required by Chapters 27 and 28 of the City Code. These improvements along the project frontages of North Shoreline Boulevard include, but are not limited to, removal and replacement of sidewalk, curb, gutter, and driveways, along with abandoning existing and installing new utility services.
- a. **IMPROVEMENT AGREEMENT:** The property owner must sign a Public Works Department improvement agreement for the installation of the public and private improvements prior to the approval of the parcel map. Sign a Public Works Department faithful performance bond (100 percent) and materials/labor bond (100 percent) or provide a letter of credit (150 percent) or cash security (100 percent) securing the installation and warranty of the off-site and on-site common improvements in a form approved by the City Attorney's Office. The surety (bond company) must be listed as an acceptable surety on the most current Department of the Treasury's Listing of Approved Sureties on Federal Bonds, Department Circular 570. This list of approved sureties is available through the Internet at: www.fiscal.treasury.gov/fsreports/ref/suretyBnd/c570_a-z.htm. The bond amount must be below the underwriting limitation amount listed on the Department of the Treasury's Listing of Approved Sureties. The surety must be licensed to do business in California. Guidelines for security deposits are available at the Public Works Department. Any changes to the standard agreement will require an additional one- to three-week processing time with the City Attorney's Office.
 - b. **INSURANCE:** Provide a certificate of insurance and endorsement naming the City an additional insured from the entity that will sign the improvement agreement prior to the approval of the parcel map. The insurance coverage amounts are a minimum of Two Million Dollars (\$2,000,000) Commercial General Liability, Automobile Liability, and Workers' Compensation. The insurance requirements are available from the Public Works Department.
10. **OFF-SITE IMPROVEMENT PLANS:** Prepare off-site public improvement plans in accordance with Chapter 28 of the City Code, the City's Standard Design Criteria, Submittal Checklist, Plan Review Checklist, and the conditions of approval of the project. The plans are to be drawn on 24"x36" sheets at a minimum scale of 1" = 20'. The plans shall be stamped by a registered civil engineer and shall show all public improvements and other applicable work within the public right-of-way. A traffic control plan indicating, but not limited to, the work areas, delineators,

signs, and other traffic control measures is required for work that impacts traffic on an existing street. Improvement plans (10 sets), an initial plan check fee and map plan check fee based on the Public Works fee schedule, Improvement Plan Checklist, and items noted within the checklist must be submitted together as a separate package concurrent with the first submittal of the building plans. The improvement plans must be approved and signed by the Public Works Department. After the plans have been signed by the Public Works Department, 10 black-line sets, 1 Xerox Mylar (4 mil) set of the plans, and CD with CAD file and PDF must be submitted to the Public Works Department prior to the approval of the parcel map. CAD files shall meet the City's Digital Data Submission Standards.

11. **COMMON IMPROVEMENT PLANS:** Prepare on-site common improvement plans consisting of the proposed demolition, fill, grading, retaining walls, drainage, private streets, common driveways, common utilities, public utilities, and other applicable improvements in accordance with Chapter 28 of the City Code, the Standard Design Criteria for Common Green and Townhouse-Type Condominiums, and the conditions of approval of the subdivision. The plans are to be drawn on 24"x36" sheets at a minimum scale of 1" = 20'. The improvement plans (10 sets), Improvement Plan Checklist, and items noted within the checklist must be submitted together as a separate package concurrent with the first submittal of the building plans. The improvement plans must be approved and signed by the Public Works Department. After the improvement plans have been signed by the Public Works Department, 10 black-line sets, 1 Xerox Mylar (4 mil) set of the plans, and CD with CAD file and PDF must be submitted to the Public Works Department prior to the approval of the parcel map. CAD files shall meet the City's Digital Data Submission Standards. Where both public and common improvement plans are required, the plans shall be combined into one set of plans.
12. **INFRASTRUCTURE QUANTITIES:** Submit a completed construction cost estimate form indicating the quantities of the improvements with the submittal of the improvement plans. The construction cost estimate is used to estimate the cost of improvements and to determine the Public Works plan check and inspection fees. The construction cost estimate is to be prepared by the civil engineer preparing the improvement plans and stamped and signed.
13. **UTILITY MAINTENANCE:** On-site water, sanitary sewer, and storm drainage facilities shall be privately maintained.
14. **SURFACE DRAINAGE RELEASE:** Provide a surface stormwater release for the lots, driveways, alleys, and private streets that prevents the residential buildings from being flooded in the event the storm drainage system becomes blocked or obstructed.
15. **SURFACE DRAINAGE:** Each lot shall be designed to drain toward the streets, alleys, common driveways, or common areas. The drainage paths for the privately owned lots shall be designed such that the drainage paths do not cross the common property lines unless an exception is approved by the Public Works Department due to unavoidable circumstances (such as to provide drainage to an existing Heritage tree).
16. **SUBDIVISION AND DESIGN CRITERIA PROVISIONS:** It is the applicant's responsibility to comply with relevant provisions of Chapter 28 of the City Code and with the City's Design Criteria for Common Green Developments and Townhouse-Type Condominiums.
17. **EXISTING UNITS:** The existing units located with the proposed common green subdivision that are proposed to remain must comply with the conversion requirements of the Subdivision Code.
18. **CONSISTENCY WITH OTHER APPROVALS:** This map shall be consistent with all requirements of the Planned Community Permit and Development Review Permit, Application No. 331-16-PCZA. All conditions of approval imposed under that application shall remain in full force and effect and shall be met prior to approval of the parcel map.

19. **APPROVAL EXPIRATION:** If the map is not completed within twenty-four (24) months from the date of this approval, this map shall expire.

PRELIMINARY PARCEL MAP FOR TWO LOT SUBDIVISION OF 460 N SHORELINE BLVD



SARA K. BRONSTEIN DOC. 20734464 APN 150-24-003
 J JUST LLC DOC. 19051060 APN 150-26-001
 FRANKEL FAMILY LP DOC. 16174289 APN 150-26-002
 MONTECITO AVNUE PARTNERSHIP DOC. 21824634 APN 150-26-003
 FERRARI BROTHERS PARTNERSHIP DOC. 6210028 APN 150-26-004

GENERAL NOTES

1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL EASEMENT LINES WITHOUT BEARINGS ARE PARALLEL WITH AND/OR PERPENDICULAR TO THE ADJACENT LOT LINE.

MAP NOTES

1. CLIENT: MID-PEN HOUSING CORPORATION
303 VINTAGE PARK DRIVE, SUITE 250
FOSTER CITY, CA 94404
ATTN: CATHY BOWERS
2. OWNERS: PARCEL ONE: MID-PENINSULA HOUSING COALITION, A CALIFORNIA
NONPROFIT PUBLIC BENEFIT CORPORATION
303 VINTAGE PARK DRIVE, SUITE 250
FOSTER CITY, CA 94404
3. EXISTING ASSESSOR'S PARCEL NO.: PARCEL A: 150-26-006
PARCEL B: 150-26-006
4. SITE ADDRESS: 460 NORTH SHORELINE BLVD
MOUNTAIN VIEW, CA 94043
5. EXISTING LAND USE: EXISTING LOT 1-5: RESIDENTIAL
6. PROPOSED LAND USE: PARCEL A: RESIDENTIAL
PARCEL B: RESIDENTIAL
7. EXISTING ZONING: EXISTING LOT 1-5: R3 - MULTIPLE FAMILY
8. PROPOSED ZONING: PARCEL A: R3 - MULTIPLE FAMILY
PARCEL B: R3 - MULTIPLE FAMILY
9. EXISTING & PROPOSED NUMBER OF LOTS: FROM 5 LOTS TO 2 LOTS
10. EXISTING SITE AREA: LOT 1 = 18,175 SQ.FT.± = 0.417 ACRES±
LOT 2 = 26,210 SQ.FT.± = 0.602 ACRES±
LOT 3 = 33,528 SQ.FT.± = 0.770 ACRES±
LOT 4 = 28,859 SQ.FT.± = 0.663 ACRES±
LOT 5 = 42,218 SQ.FT.± = 0.969 ACRES±
11. PROPOSED SITE AREA: PARCEL A = 114,184 SQ.FT.± = 2.621 ACRES±
PARCEL B = 34,805 SQ.FT.± = 0.799 ACRES±
12. PROPOSED USE: RESIDENTIAL

13. PROPOSED METHOD OF UTILITIES: SEWER SERVICE: CITY OF MOUNTAIN VIEW
 STORM SERVICE: CITY OF MOUNTAIN VIEW
 WATER SERVICE: CITY OF MOUNTAIN VIEW
 ELECTRIC SERVICE: PG&E
 GAS SERVICE: PG&E

BASIS OF BEARINGS

THE BEARING OF S 43° 56' 52" W AS SHOWN ON THAT CERTAIN MAP ENTITLED TRACT NO. 3523, WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON JUNE 20, 1983, IN BOOK 162 OF MAPS PAGE(S) 53, 54 AND 55 BEING AN AMENDED SUBDIVISION MAP OF TRACT NO. 2282, BAILEY PARK PLAZA, WAS TAKEN AS THE BASIS OF ALL BEARINGS FOR THIS PLOT PLAN.

LOT TIE AGREEMENT

1. A LOT TIE AGREEMENT WILL BE EXECUTED BETWEEN PARCEL A AND B

LEGEND

- EXISTING LOT LINE TO BE ADJUSTED
- LOT LINE AFTER ADJUSTMENT
- - - EXISTING EASEMENT
- CENTER LINE
- APN ASSESSOR'S PARCEL NUMBER
- PUE PUBLIC UTILITY EASEMENT
- WCE WIRE CLEARANCE EASEMENT

SURVEYOR'S STATEMENT

THIS PLOT PLAN WAS PREPARED BY ME OR UNDER MY DIRECTION, AT THE REQUEST OF CATHY BOWERS OF MID-PEN HOUSING CORPORATION ON JANUARY 26, 2017.

John Koroyan
 JOHN KOROYAN, P.L.S. NO. 8883
 MAY 17, 2017
 DATED



1730 N FIRST STREET
 SUITE 600
 SAN JOSE, CA 95112
 408-467-9190 (PHONE)
 408-467-9199 (FAX)



SHOREBREEZE APARTMENTS
 460 N SHORELINE BLVD
 PRELIMINARY PARCEL MAP FOR A TWO LOT SUBDIVISION
 MOUNTAIN VIEW, SANTA CLARA COUNTY, CALIFORNIA

No.	Revisions
1	RESPONSE TO CITY COMMENTS 1/27/17
2	RESPONSE TO CITY COMMENTS 3/24/17
3	RESPONSE TO CITY COMMENTS 5/17/17
4	RESPONSE TO CITY COMMENTS 9/14/17

Date: 8/31/16
 Scale: 1"=40'
 Design: DP
 Drawn: CU
 Approved: AN
 Job No: 20166038
 Drawing Number:
C1.1
 OF

